

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

May 13, 2010

Minutes

(Subject to Board of Director's approval)

Board President, Todd Matson, called the meeting to order at 6:34 pm. The meeting was held in HOA Meeting Room, 7610 Hollister Ave., Goleta, CA.

In attendance:

Todd Matson
Laura Foster
Craig Nicholson
Nathan Walter (Board member Arthur Munoz absent)
Mr. Wolf (unit 224)
Bill Bold (Scribe) and
James Nguyen (Bartlein and Company, Inc.)

The Board formally agreed on re-electing board officers as before

Todd Matson – President
Laura Foster – Secretary
Arthur Munoz – Treasurer

The Board briefly discussed a request from Dr. Zuk (unit 219) for the installation of a **ramp** in place of steps near his unit, now required by a physical handicap. The Board requested a detailed proposal from Dr. Zuk before addressing the matter further, James N. to follow up.

Mr. Wolf (224) reported the **step** to the entry area slab at his unit is of excessive height, possibly due to perimeter settling. The Board approved the installation of an extra step and restoration of landscaping near the entry to unit 224.

Meeting Minutes: The **April Board Meeting minutes** (4/8/10) were reviewed and **approved** as presented.

Treasurer's Report:

| | April '10 | YTD |
|-----------------------|------------------|--------------|
| Total Income | \$66,860.00 | \$262,819.80 |
| Operating Expenses | 36,528.29 | 124,577.07 |
| Reserve Expenditures | 0 | 5,714.75 |
| Total Expenditures | 36,528.29 | 130,291.82 |
| Transfer to Reserve | (30,331.71) | (130,951.98) |
| Transfer from Reserve | 0 | 0 |
| Total in Savings | \$1,008,328.06 | |
| Total Assets | \$1,048,163.70 | |

James N. reported Operating Expenses are approximately 4% below budget.
The April Treasurer's Report was unanimously **accepted** as presented.

On Landscaping, James N. reported the effected eucalyptus trees were treated for the lerp

psyllid infestation on May 3, 2010 by SB Pest Control. The Board discussed tree replacement for previously removed trees.

Old Business

The Board addressed:

- **Roof leak** (unit 104): James N. reported he has received no reply from the unit owners on a request to view the interior of the unit.
- **Building 7606 improvements:** James N. reported formal structural engineering plans were approved by the City of Goleta on May 5, 2010; four requests for bids pending from contractors recommended by the Ehlen Structural Engineer.
- **Entry gate system:** proposal received from Consolidated (\$3,262) for separate auto gate and pool/exercise room systems; a letter to be drafted with questions about the proposed (new) system, the Board authorized Todd M. to approve acquisition of the new system, pending response to questions from Consolidated.
- **Fumigation:** the Board agreed to set a policy of fumigation ("tenting") one building each year, until all buildings have been routinely treated; the Board approved fumigating building 7626 in September.

No other Old Business

New Business

Items addressed:

- **Re-roofing:** the Board reviewed bids for re-roofing buildings 7636 and 7638; approved bid from Home Roofing for \$21-23,000 per building.
- **Recycling area sign:** Board approved posting a laminated copy of a sign describing acceptable recycling items (as drafted by Mr. Ashby, unit 214) in recycling areas and will include a copy of the sign in the next newsletter
- **Bats:** the Board discussed the report of bats in building 7606 (unit 309), interim repairs and solution suggestions from Hydrex; Sea View Construction will be requested to bid the suggested repairs.
- **Liens:** the Board approved placing liens on units 104, 124 and 250 for delinquent Association dues
- **Reserve Study:** the Board approved a bid from JD Brooks (\$1,280) for the scheduled Reserve Study.

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 9:17.

The next Board meeting is scheduled for **Thursday, June 10, 2010, at 6:30 PM.** Monthly Board meetings are held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold, Scribe